

Document Number

REDEVELOPMENT PLAN
AMENDMENT NO. 3

EXHIBIT #1

Name and Return Address:
Redevelopment Authority of the City of Milwaukee
Attn: Allison Rozek
809 N Broadway, 2nd floor
Milwaukee, WI 53202

Recording Area

The Park East Redevelopment Plan, recorded with the Register of Deeds for Milwaukee County on August 11, 2004 as Document No. 08841218 shall be amended as follows:

A. Park East Development Code, Document Three; Page 5; Section 1: Land Uses Text is replaced to read as follows:

The following uses are governed by Appendix A: Use Table on pages 80-82 of the Development Code:

- Residential
- Office
- Retail/Services
- Entertainment & Accommodations
- Institutional
- Parking
- Industrial/Storage/Utility

B. Park East Development Code, Document Three; Pages 80-82; Appendix A: Use Table is replaced with the following Table/Text:

Redevelopment Plan Heading	Zoning Sub-Category	Redevelopment Plan Allowance	Conditions
Residential	Street Level Residential Use	Y	
	Single-family Dwelling	Y	
	Two-family Dwelling	Y	
	Multi-family Dwelling	Y	
	Attached Single-Family Dwelling	Y	
	Live-work Unit	Y	
	Convent, Rectory, or Monastery	Y	
	Dormitory	Y	
	Family Foster Home	Y	
	Family Shelter Care Facility	Y	

Family Day Care Home	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <ol style="list-style-type: none"> 1. The operator of the family day care home shall reside in the dwelling unit in which the day care home is located, except in a 2-family dwelling, in which case the operator may reside in one dwelling unit and operate the family day care home in the other unit. 2. There shall be no other family day care home in the same building as of April 6, 2001. 3. The family day care shall not operate between the hours of 10 p.m. and 6 a.m. 4. Any family day care home that does not meet one or more of these standards shall be classified as a day care center.
Adult Family Home	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>The use shall not be located within 2,500 feet of a community living arrangement, small foster home, group home or group foster home, or another adult family home.</p>
Small Foster Home	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>The use shall not be located within 2,500 feet of a community living arrangement, group home or group foster home, or another small foster home.</p>
Group Home or Group Foster Home	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <ol style="list-style-type: none"> 1. The use shall not be located within 2,500 feet of a small foster home or another group home, group foster home or community living arrangement. 2. Not more than 15 persons shall reside on the premises. 3. The use has not been determined by the common council to be a nuisance under s.62.23(7)(l), Wis. Stats.
Small Group Shelter Care Facility	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <ol style="list-style-type: none"> 1. The use shall not be located within 2,500 feet of a community living arrangement, small foster home, group home or group foster home, or another adult family home. 2. The use shall not be located within 2,500 feet of a community living arrangement, adult family home, small foster home, group home or group foster home, large group shelter care facility or another small group shelter care facility.
Community Living Arrangement	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <ol style="list-style-type: none"> 1. The use shall not be located within 2,500 feet of a small foster home or another group home, group foster home or community living arrangement. 2. Not more than 15 persons shall reside on the premises. 3. The use has not been determined by the Common Council to be a nuisance under s.62.23(7)(l), Wis. Stats.
Rooming House	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>This use is permitted only if approved by RACM resolution.</p>
Fraternity or Sorority	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>This use is permitted only if approved by RACM resolution.</p>
Large Group Shelter Care	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p>

	Facility		This use is permitted only if approved by RACM resolution.
	Mobile Home	N	
	Watchman/Service Quarters	N	
Office	Broadcasting or Recording Studio	Y	
	Limited Wholesale Facility	Y	
	Research and Development	Y	
	Medical Office	Y	
	General Office	Y	
	Government Office	Y	
	Temporary Real Estate Sales Office	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>1. The sales office and any associated model homes or unity shall be open only until the homes or unit specifically being marketed are sold out.</p> <p>2. Signage shall comply with the requirements of s. 295-407 and the sign regulations of subch. 5.</p> <p>3. Customer-accessible restrooms shall be provided</p> <p>4. An occupancy permit shall not be required for a temporary real estate sales office meeting the requirements of this paragraph.</p>
	Medical Research Laboratory	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>This use is permitted only if approved by RACM resolution.</p>
Medical Service Facility	N		
Retail/Services	Personal Service	Y	
	Business Service	Y	
	Laundromat	Y	
	Dry Cleaning Establishment	Y	
	Household Maintenance and Repair Service	Y	
	Bank or Other Financial Institution	Y	
	Retail Establishment, General	Y	
	Artist Studio	Y	
	Seasonal Market	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>1. The activity shall be located on property owned or leased by the operator of the seasonal market. Alternatively, the market operator may furnish the department with written evidence that the property owner has given the operator permission to use the premises for a seasonal market.</p> <p>2. If flowers, plants, Wisconsin-grown farm products or Christmas trees constitute at least 75% of the merchandise offered for sale, the activity shall be limited to not more than 90 days in one calendar year. Otherwise, the duration of the seasonal market shall be limited to not more than 14 days in one calendar year.</p>

		<p>3. The activity shall not produce glare, spill light or noise in violation of the provisions of ch. 80.</p> <p>4. Signage shall be limited to not more than 2 signs and a total display area of 16 square feet for all signs combined.</p> <p>5. Sales shall not occur between the hours of 9 p.m. and 7 a.m.</p> <p>6. The site shall be restored to its previous condition following termination of the market operation.</p>
Live Entertainment Special Event	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>1. If the event is to occur on the public right-of-way or other public property, the person, firm or organization coordinating the event shall obtain a special event permit in accordance with s. 105-55.5.</p> <p>2. The person, firm or organization coordinating the event shall obtain a festival permit, if required to do so by s. 261-103.</p> <p>3. If the event will include carnival rides, the property owner or carnival operator shall obtain a carnival site permit in accordance with s. 87-14.</p> <p>4. The event shall be located on property owned or leased by the person, firm or organization that is coordinating it. Alternatively, such person, firm or organization may furnish the department with written evidence that the property owner has given the operator permission to use the premises for a live entertainment special event.</p>
Motor Vehicle Rental Facility	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>Not more than 10 vehicles shall be parked outside.</p>
Filling Station	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>This use is permitted only if approved by RACM resolution.</p>
Car Wash	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>This use is permitted only if approved by RACM resolution.</p>
Drive-through Facility	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>This use is permitted only if approved by RACM resolution.</p>
Repair Facility	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>This use is permitted only if approved by RACM resolution.</p>
Building Maintenance Service	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>This use is permitted only if approved by RACM resolution.</p>
Catering Service	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>This use is permitted only if approved by RACM resolution.</p>
Funeral Home	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>This use is permitted only if approved by RACM resolution.</p>
Furniture and Appliance Rental and Leasing	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>This use is permitted only if approved by RACM resolution.</p>
Tool/Equipment Rental Facility	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>This use is permitted only if approved by RACM resolution.</p>
Recreation Facility, Indoor	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>This use is permitted only if approved by RACM resolution.</p>
Currency Exchange, Payday Loan Agency, or Title Loan Agency	Y	<p>Subject to Zoning Conditions Section 295 Subsection 7</p> <p>This use is permitted only if approved by RACM resolution.</p>

	Secondhand Store	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	Outdoor Merchandise Sales	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	Motor Vehicle Sales Facility	Y	Subject to C9B Zoning Change to allow this use.
	Body Shop	N	
	Outdoor Storage	N	
	Sales Facility	N	
	Rental Facility	N	
	Repair Facility	N	
	Body Shop	N	
	Outdoor Storage	N	
	Garden Supply or Landscaping Center	N	
	Home Improvement Center	N	
	Adult Retail Establishment	N	
	Animal Hospital/Clinic	Y	Subject to C9B Zoning Change to allow this use.
	Animal Boarding Facility	Y	Subject to C9B Zoning Change to allow this use.
	Animal Grooming or Training Facility	Y	Subject to C9B Zoning Change to allow this use.
Entertainment & Accommodations	Bed and Breakfast	Y	
	Hotel, Commercial	Y	
	Hotel, Residential	Y	
	Tavern	Y	
	Restaurant, Sit-down	Y	
	Health Club	Y	Subject to Zoning Conditions Section 295 Subsection 7 The use shall be located in a building containing at least one other principal use which is listed as a permitted use in this zoning district.
	Restaurant, Fast-food / Carry-out	Y	Subject to Zoning Conditions Section 295 Subsection 7 The use shall be located in a building containing at least one other principal use which is listed as a permitted use in this zoning district.
	Assembly Hall	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	Adult Entertainment Establishment	N	
		Theater	Y
	Sports Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	Gaming Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7

			This use is permitted only if approved by RACM resolution.
	Recreation Facility, Outdoor	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	Convention and Exposition Center	Y	Subject to C9B Zoning Change to allow this use.
	Outdoor Racing Facility	N	
	Marina	Y	
	Festival Grounds	N	
Institutional	School, Elementary or Secondary	Y	
	School, Specialty or Personal Instruction	Y	
	Library	Y	
	Religious Assembly	Y	
	Public Safety Facility	Y	
	Cultural Institution	Y	Subject to Zoning Conditions Section 295 Subsection 7 The use shall be located in a building containing at least one other principal use which is listed as a permitted use in this zoning district.
	Passenger Terminal	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	Helicopter Landing Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	Health Clinic	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	Hospital	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	Social Service Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	Emergency Residential Shelter	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	Nursing Home	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	Day Care Center	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	College	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	Community Center	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	Park or Playground	Y	
	Airport	N	
Cemetery or Other Place of Interment	N		
Correctional Facility	N		
Parking	Parking Lot, Principal Use	N	Although allowed in the zoning code as a special use, the redevelopment plan does not allow this use.
	Parking Lot, Accessory Use	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	Parking Structure, Principal Use	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.

	Parking Structure, Accessory Use	Y	Subject to Zoning Conditions Section 295 Subsection 7 1. The parking spaces shall be integrated into a larger structure that houses one or more principal uses of the premises that are permitted uses or have been approved by the board.
	Heavy Motor Vehicle Parking Lot, Accessory Use	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	Heavy Motor Vehicle Parking Lot, Principal Use	N	
Industrial / Storage / Utility	Transmission Tower	N	Although allowed in the zoning code as a special use, the redevelopment plan does not allow this use.
	Substation/Distribution Equipment, Outdoor	Y	Subject to Zoning Conditions Section 295 Subsection 7 All structures associated with the use shall be screened with type "G" landscaping, as described in s. 295-405.
	Concrete Batch Plant, Temporary	Y	Subject to Zoning Conditions Section 295 Subsection 7 1. The plant shall be located on the property it serves or adjacent to the roadway if it is serving a roadway project. Construction projects at other locations shall not be served by the facility. 2. The plant shall be located on property owned or leased by the operator of the plant. Alternatively, the plant operator may furnish the department with written evidence that the property owner has given the operator permission to use the premises for a concrete/batch plant. If the operation utilizes the public right-of-way, the operator shall obtain appropriate permissions and permits from the commissioner of public works. 3. No dust from the operation shall blow onto adjacent properties or public right-of-way. The operator shall also provide for the daily removal of material tracked onto the public roadway by equipment coming to or going from the facility. 4. The plant shall not operate between the hours of 9 p.m. and 7 a.m. 5. The plant may operate for a period not to exceed 9 months. When the construction project the plant is serving is complete, the site shall be cleaned and returned to its original condition or improved condition, as appropriate. 6. The plant shall be screened with a 9-foot opaque fence, including but not limited to a chain-link fence with inserted slats.
	Manufacturing, Light	Y	
	Water Treatment Plant	N	Although allowed in the zoning code as a special use, the redevelopment plan does not allow this use.
	Sewage Treatment Plant	N	Although allowed in the zoning code as a special use, the redevelopment plan does not allow this use.
	Substation/Distribution Equipment, Indoor	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
	Recycling Collection Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.
Wholesale and Distribution Facility, Indoor	Y	Subject to Zoning Conditions Section 295 Subsection 7 This use is permitted only if approved by RACM resolution.	

Power Generation Plant	N	
Ambulance Service	N	
Ground Transportation Service	Y	Subject to C9B Zoning Change to allow this use.
Ship Terminal or Docking Facility	N	
Truck Freight Terminal	N	
Railroad Switching, Classification Yard, or Freight Terminal	N	
Mixed-waste Processing Facility	N	
Material Reclamation Facility	N	
Salvage Operation, Indoor	N	
Salvage Operation, Outdoor	N	
Wholesale and Distribution Facility, Outdoor	N	
Hazardous Materials	N	
Manufacturing, Heavy	N	
Manufacturing, Intense	N	
Processing or Recycling of Mined Materials	N	
Contractor's Shop	N	
Contractor's Yard	N	
Plant Nursery or Greenhouse	N	
Raising of Crops or Livestock	N	

C. Park East Development Code, Document Three; Block and Development Standards; Pages 14-77.

All Block Development Standard Tables; Category Existing Zoning shall be changed to read C9B(A) and Recommended Zoning shall be changed to read RED District.

D. Park East Development Code, Document Three; Block and Development Standards; Block 7; Page 26.

(See Exhibit 2 for MMSD facility and easement locations)

Allowable Building Form Combination Text will be added as follows:

Lot C: Allowable Building Form Combination: Public Space. Buildings limited to kiosks, small public facilities and/or establishments limited to 1000 square feet outside MMSD easement areas.

Allowed Use Text will be added as follows:

Lot C: Surface Parking as both a primary and accessory is prohibited.

Known Utilities Text will be added as follows:

Lot C: MMSD Sewer Horizontal Pipeline and Drop Shaft Permanent Easement: At the corner of West McKinley Avenue and Old World Third Street (47.40' x 40.98' area) and along a portion of the east side of the northerly alley (36.76' x 30' area).

Plan View Diagram Build to Lines will be adjusted as follows:

Lot C: Existing Build to Lines along the edges of the MMSD Permanent Easement Area will no longer be required.

In all other respects, except as herein modified by Amendment No. 3, the Redevelopment Plan for the Park East Redevelopment Project remains in full force and effect and in operation.